



## Hazel Slade, Eaglescliffe, Stockton-on-Tees, TS16 9HS

Offered with no onward chain, this two bedroom detached bungalow with a detached garage represents an excellent opportunity for buyers. Positioned on a corner plot at the end of a cul-de-sac, the property enjoys a sought-after location in Eaglescliffe, adjacent to a green belt. With great potential for modernisation, it offers scope to tailor the home to individual tastes and lifestyle needs. A south-facing rear garden further enhances its appeal.

The accommodation includes an entrance hall with two useful storage cupboards, leading to a kitchen and a spacious lounge featuring an electric fireplace and French doors that open to the rear garden. There are two well-proportioned bedrooms, one of which benefits from fitted mirrored wardrobes. A bathroom with a shower over the bath completes the internal layout. The property is fitted with gas central heating and double glazing throughout.

Outside, the front garden is low maintenance, with gravel landscaping and mature shrubbery providing privacy. A resin driveway offers off-road parking and access to a extended detached single garage with lights and power. The south-facing rear garden also features gravelled areas and established borders, ideal for enjoying the sun with minimal upkeep.

Conveniently located for access to local primary and secondary schools, Sunningdale Shops, and public transport links. Eaglescliffe Train Station and the A66 are close by, offering excellent connectivity across the North-East. Yarm High Street, with its range of shops, cafés, and restaurants, is also within easy reach.

£250,000



HALL

KITCHEN

11'11" x 8'8" (3.63m x 2.64m)

LOUNGE

16'2" x 12'11" (4.93m x 3.94m)

BEDROOM ONE

11'10" x 10'5" (3.61m x 3.18m)

BEDROOM TWO

9'11" x 8'1" (3.02m x 2.46m)

BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

GARAGE

25'3" x 7'9" (7.70m x 2.36m)

AML PROCEDURE

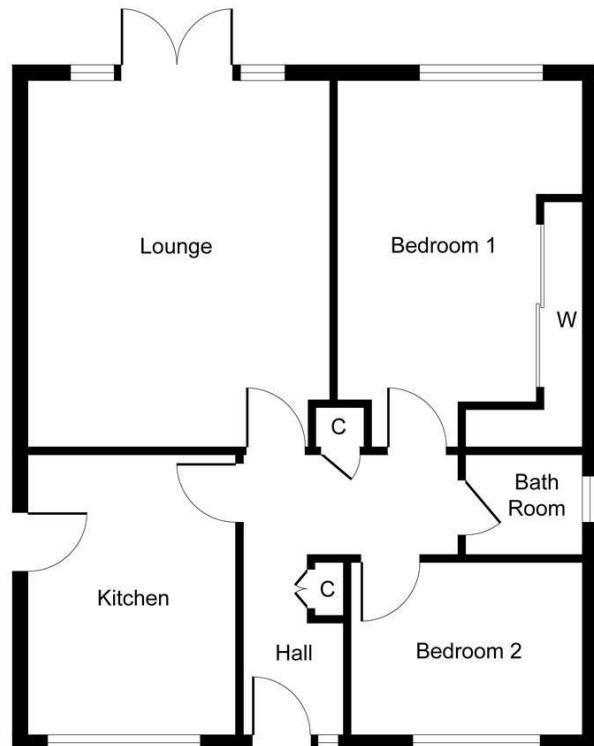
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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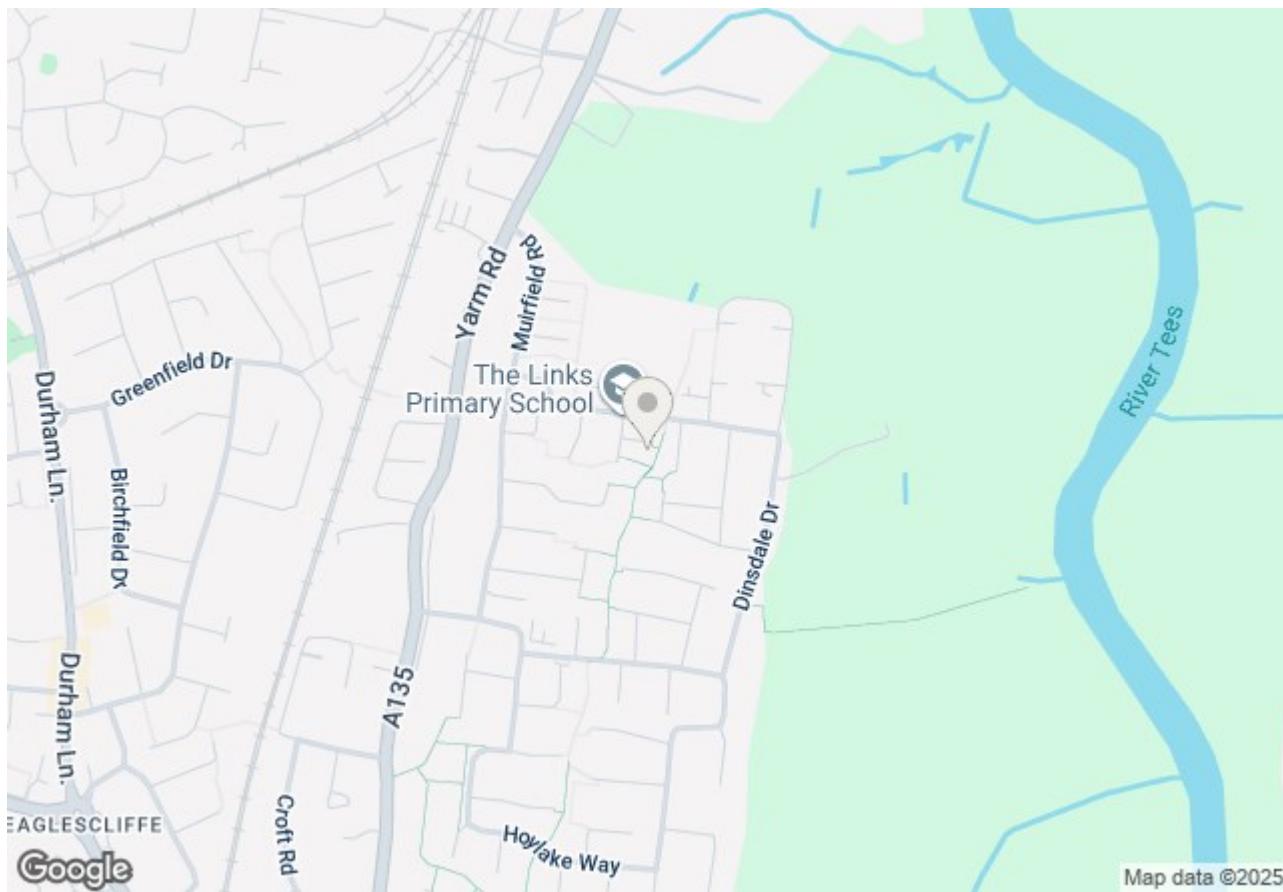
Tel: 01642 248248



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	64
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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